

# \$829,999 - 44 Sierra Nevada Rise, Calgary

MLS® #A2206493

**\$829,999**

4 Bedroom, 3.00 Bathroom, 1,521 sqft

Residential on 0.11 Acres

Signal Hill, Calgary, Alberta

Rare Signal Hill Bungalow | Premium Location

Welcome to one of the few remaining bungalows in the prestigious community of Signal Hill. Nestled on a quiet street in a prime location, this beautifully maintained 4-bedroom, 3-bathroom home offers nearly 2,900 sq ft of thoughtfully designed living space.

Step inside to soaring ceilings and an open-concept layout that seamlessly connects the living, dining, and kitchen areas â€” perfect for both everyday living and entertaining. The main floor features spacious bedrooms, a bright and airy atmosphere, and timeless finishes throughout.

Downstairs, the fully developed basement boasts a wide open concept with endless potential â€” whether youâ€™re looking to add a home gym, theatre, or additional living quarters, the space is ready for your vision. Enjoy the convenience of walking distance to boutique shops, high-end schools, parks, and easy access for commuters heading downtown or south of the city. This is a rare opportunity to own a bungalow in one of Calgaryâ€™s most sought-after neighborhoods â€” whether you move in as-is or update to match your style, the possibilities here are endless. Donâ€™t miss your chance to live in Signal Hill â€” homes like this donâ€™t come around often.

Built in 1996



## Essential Information

MLS® #	A2206493
Price	\$829,999
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,521
Acres	0.11
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	44 Sierra Nevada Rise
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3H6

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Open Floorplan, Storage
Appliances	Dishwasher, Electric Oven, Microwave, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Cul-De-Sac, Front Yard
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 28th, 2025
Days on Market	23
Zoning	R-1

**Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.